

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA

REGULAR MEETING

October 11, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [September 13, 2021](#) Regular Meeting

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-21-07-14 Quasi-judicial Commission District I



D.R. Horton, Inc. is requesting a Preliminary Plat for a two-family attached residential tract within the Babcock Ranch Community Development of Regional Impact (DRI) for a subdivision to be named Babcock Ranch Community-Preserve. The project will consist of one hundred fifty-four (154) two-family units and a small amenity area. The site is 39.07± acres and is located south and east of Bluebird Trail, north of Cypress Parkway, west of the border with Glades County, in the East County area.

Recommendation:

Community Development Department: Approval with conditions

2.) PFP-21-06-05 Quasi-judicial Commission District III



Andrewry North LLC, is requesting Preliminary & Final Plat approval for a four-lot Minor Subdivision to be named Katie's Cove Subdivision. The site is 4.02± acres and located East of Ainger Creek, West of Drury Lane, South of Andrews Street and North of North Lane, in the Englewood area.

Recommendation:

Community Development Department: Approval with conditions

3.) PAL-21-00001

Legislative

Commission District II



Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (6.36± acres) to Commercial (COM), and from Commercial (COM) (25.55± acres) to Low Density Residential (LDR); and 2) to remove an annotation to limit the overall intensity of the site (59.83± acres) to 480,000 square feet of commercial uses and 400 hotel rooms; for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area, containing 31.91± acres for the Future Land Use Map designation changes; Commission District II; Petition No. PAL-21-00001; Applicant: Tuckers Point I Limited Partnership; providing an effective date.

Recommendation:

Community Development Department: Approval

4.) PD-21-00002

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD, this is a major modification to an existing PD, Ordinance Number 2018-034, to revise the PD Concept Plan and its associated PD conditions in order to have a mixture of residential and commercial development, containing up to 1,689 residential dwelling units (no change) and 380,000 square feet of commercial uses and 400 hotel rooms, increasing the base density from 19 units to 1,689 units; for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area; containing 565.74± acres; Commission District II; Petition No. PD-21-00002; Tuckers Point I Limited Partnership; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

5.) TCP-21-01

Legislative

County-wide



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large-scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the text amendment request is to amend the County's Comprehensive Plan to 1) create a new element, called Property Rights Element (PR), to include one goal, two objectives and underneath policies, and 2) delete Future Land Use Element (FLU) Objective 1.4: Protection of Private Property Rights and replace with PR Objective 1.2: Protection of Private Property Rights, delete FLU Policy 1.4.1: Vested Rights Protection and replace with PR Policy 1.2.1: Vested Rights Protection, delete FLU Policy 1.4.2: Notice of Property Owners and Neighboring Lands and replace with PR Policy 1.2.2: Notice of Property Owners and Neighboring Lands, delete FLU Policy 1.4.3: Agricultural Primacy and replace with PR Policy 1.2.3: Agricultural Primacy, and delete FLU Policy 1.4.4: Alternative Development Options and replace with PR Policy 1.2.4: Alternative Development Options; Petition No. TCP-21-01; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation:

Community Development Department: Approval

ADJOURNMENT